

Providence City Administrative Land Use Authority (ALUA) Minutes

Wednesday, August 12, 2020 2:47 PM

Providence City Office Building 164 North Gateway Drive Providence RI 02833

Members of the ALUA attended this meeting electronically.

This meeting was live streamed on Providence City's YouTube Channel

Called to Order: Skarlet Bankhead, Chair

Members in Attendance: Skarlet Bankhead, Max Pierce, Rob Stanley

Others in Attendance: Diane Campbell, April Fredrickson, Matthew Payne, Bayler Gunnell, Quinton Hall, and Chris Williams

Item No. 1 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by John and Julee Sanchez and Orchid Homes for a new home located at 681 Spring Creek Pkwy., Providence, UT.

Background Information:

A complete application was received July 22, 2020 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of \$100 fee, July 22, 2020
3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure July 29, 2020.
4. Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated July 29, 2020.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Hazard Landslide area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. The request meets the requirements of the codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate Landslide Area by: See mitigation statement date stamped July 28, 2020, and

53 drawing on site plan.

54 3. This conditional use is for the home only as shown on the site plan date stamped July 28, 2020.

55 4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel in

56 the interest of the fire safety provisions and regulations as adopted by the State of Utah and in

57 accordance with the International Fire Code.

58 5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or

59 their agents from their responsibility to understand and conform to local, state, and federal laws.

60 Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

61 **Comments:**

62 • S Bankhead states all of the Finding of Facts are the same for all three items.

63 • Rules applying to a retaining wall were covered and discussed in length. It can be no higher than

64 three feet tall.

65 • S Bankhead reminded the applicant to put up stakes or pins on the property for the setbacks to show

66 the building department for approval.

67 **Motion to approve the conditional use and zoning for a home located at 681 Spring Creek Parkway – M Pierce, second – R Stapley**

68 **Vote:**

69 Yea: S Bankhead, M Pierce, R Stapley

70 Nay: None

71 Abstained: None

72 Excused: None

73 **Item No. 2 - Conditional Use – Basement Finish:** The Providence City Administrative Land Use Authority will

74 consider for approval a request by Graham and Andrea Mearns and Chris Funk Construction for a basement finish

75 in the home located at 1156 Forgotten Lane, Providence, UT.

76 **Background Information:**

77 A complete application was received August 12, 2020 and contained:

78 1. Providence City Conditional Use Application and Residential Site Plan application.

79 2. Payment of \$100 fee, July 29, 2020

80 3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure August 3, 2020.

81 4. Aaron Walker, Fire Inspector, reviewed site; see email dated August 5, 2020.

82 **FINDINGS OF FACT:**

83 -They are the same as the first item.

84 **CONCLUSIONS OF LAW:**

85 1. Providence City has adopted land use ordinances that include conditional uses and provisions for

86 conditional uses.

87 2. The Cache County GIS Parcel Summary indicates this parcel is in a Wildfire Hazard area.

88 3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated

89 detrimental effects of the proposed use.

90 4. The request meets the requirements of the Codes listed in the Findings of Fact with the following

91 conditions:

92 **CONDITIONS:**

93 1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws,

94 codes, and ordinances.

95 2. The applicant will mitigate fire hazard by: See email dated Aug. 10, 2020.

105 3. This conditional use is for the basement finish only as shown on the site plan date stamped August 3,
106 2020.
107 4. Payment of fees listed on the Providence City Zoning Permit.
108 5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or
109 their agents from their responsibility to understand and conform to local, state, and federal laws.
110 Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.
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112 **Comments:**

113 • S Bankhead stated that the Conclusions were basically the same as well as the Findings of Fact in the
114 first item, except within the Conclusions this was a Wildfire Hazard area and not a Landslide Hazard
115 area.

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117 **Motion to approve the conditional use and zoning approval for a basement finish for the home of Graham and**
118 **Andrea Mearns located at 1156 Forgotten Lane. – R Stapley, second – M Pierce**

119 **Vote:**
120 **Yea:** S Bankhead, M Pierce, R Stapley
121 **Nay:** None
122 **Abstained:** None
123 **Excused:** None

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126 **Item No. 3 - Conditional Use – New Home:** The Providence City Administrative Land Use Authority will consider
127 for approval a request by Ascentive Homes for a new home located at 677 E. 525 N., Providence, UT.
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129 **Background Information:**

130 A complete application was received July 28, 2020 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of \$100 fee, July 22, 2020
3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure August 3, 2020.
4. Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated August 4, 2020.

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136 **FINDINGS OF FACT:**

137 - Matches the first item.

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139 **CONCLUSIONS OF LAW:**

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Hazard Landslide area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. The request meets the requirements of the codes listed in the Findings of Fact with the following conditions:

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149 **CONDITIONS:**

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate Landslide Area by: See mitigation statement date stamped August 4, 2020, and drawing on site plan.
3. This conditional use is for the home only as shown on the site plan date stamped July 28, 2020.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in

157 accordance with the International Fire Code.
158 5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or
159 their agents from their responsibility to understand and conform to local, state, and federal laws.
160 Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.
161 6. The applicant will consult with a geotechnical engineer to see what is needed for a landslide area.
162

163 **Comments:**

164 • S Bankhead stated that the Findings of Fact were the same and that the Conclusions were back to the
165 landslide hazard area.
166 • S Bankhead reminded the applicant that the foot marks need to be checked by a Geo tech engineer
167 to provide the correct specifications for the foundation and that the building official will require that.
168 • R Stapley covered Landslide potentials and why the County has these codes set up.
169

170 **Motion to approve the conditional use and zoning of a new home located at 677 E. 525 N. on the findings of**
171 **facts, conclusions of law, and conditions adding into the conditions that the applicant have a Geo tech engineer**
172 **check exactly what is needed to do diligence to the land slide area. — M Pierce, second — R Stapley**

173 **Vote:**

174 **Yea:** S Bankhead, M Pierce, R Stapley
175 **Nay:** None
176 **Abstained:** None
177 **Excused:** None
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179 **Motion to adjourn: — R Stapley, second — M Pierce**

180 **Vote:**

181 **Yea:** S Bankhead, M Pierce, R Stapley
182 **Nay:** None
183 **Abstained:** None
184 **Excused:** None
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186 Meeting adjourned at approximately 3:12 PM

187 Minutes prepared by Kris Hobbs Clemente

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190 
191 Skarlet Bankhead, Chair
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